

CDBG

Community Development Block Grant Program Overview

CDBG History

Authorized under Title I of the Housing and Community Development Act of 1974, as amended. Requires compliance with several federal and state laws, and regulations such as:

- Environment
- Historic Preservation
- Fair Housing and Equal Opportunity
- Federal Prevailing Wage (Davis Bacon and Related Acts) \$2,000 +
- Procurement
- State and Local Laws

CDBG PRIMARY OBJECTIVES

Development of viable urban communities *principally for low and moderate income persons* by creating:

- Decent housing
- Suitable living environment
- Economic opportunities

CDBG ROLES

HUD's Key Partners in CDBG Programs

- Entitlement Communities (cities urban counties and states)
- Subrecipients
- Contractors
- Beneficiaries

THE CONSOLIDATED PLAN

Identified needs by COM determine activities and organizations to fund over a five year period.

Components of the plan include:

- Housing and homeless needs assessment
- Housing market analysis
- Strategic plan
- One-year action plan

THE CONSOLIDATED PLAN (continued)

- Requires Citizen Participation
- HUD Reviews and Approves Consolidated Plan

THE CONSOLIDATED PLAN (continued)

- Annual Action Plan - Lists activities that grantee plans to undertake during the upcoming program year.
- Consolidated Annual Performance Evaluation Report - Annual performance reporting measured against five year approved Con Plan goals and activities.

NATIONAL OBJECTIVES

All CDBG activities must result in one of the following:

- Benefit to low/mod income persons
- Prevent or eliminate slums and blight OR
- Meet an urgent need

MEETING A NATIONAL OBJECTIVE

LOW / MODERATE INCOME (LMI)

- Area Benefit
- Limited Clientele
- Housing
- Jobs

LOW/MOD BENEFIT AREA BENEFIT

Activities that benefit all residents of the area

- ▶ 51% of the beneficiaries must be low and moderate income
- ▶ Area must be primarily residential in character

LOW/MOD BENEFIT LIMITED CLIENTELE

Activities that benefit specific populations

- 51% of participants are documented as Low to Moderate Income, OR
- Participation limited to LMI only
- Examples: services for seniors or homeless; job training programs

LOW/MOD BENEFIT HOUSING

This is the only L/M national objective for housing activities

- To meet the housing national objective, structures must be occupied by low/mod income households
- Typical activities: homeowner rehabilitation, accessibility projects

LOW/MOD BENEFIT JOB CREATION & RETENTION

Activities related to economic opportunity

- Typical activities: business loans, commercial rehabilitation, infrastructure to a business
- In order to meet this criteria, activities must *create* or *retain* permanent jobs.

AND

- 51% of the jobs created/retained must be *available to* or *held by* LMI persons
- Jobs are counted on full time equivalent (FTE) basis

SLUM AND BLIGHT AREA BASIS

- Activities designed to address deteriorated physical environment
- Not based on income of residents
- Must be in a defined area & meet definition of slum/blighted area under state/local law
- Typical activities - code enforcement, infrastructure, commercial rehabilitation

DOCUMENTING LOW/MOD Income Limits

Information on family size and income to document participants are LMI

- HUD develops income limits based on Median Family Income estimates and Fair Market Rent area definitions for each metropolitan area
- Current income limits are available on HUD's website



FY 2017 INCOME LIMITS DOCUMENTATION SYSTEM

[HUD.gov](#) [HUD User Home](#) [Data Sets](#) [Fair Market Rents](#) [Section 8 Income Limits](#) [MTSP Income Limits](#) [HUD LIHTC Database](#)

FY 2017 Income Limits Summary

FY 2017 Income Limit Area	Median Income Explanation	FY 2017 Income Limit Category	Persons in Family							
			1	2	3	4	5	6	7	8
Maricopa County	\$66,200	Very Low (50%) Income Limits (\$) Explanation	23,200	26,500	29,800	33,100	35,750	38,400	41,050	43,700
		Extremely Low Income Limits (\$)* Explanation	13,900	16,240	20,420	24,600	28,780	32,960	37,140	41,320
		Low (80%) Income Limits (\$) Explanation	37,100	42,400	47,700	52,950	57,200	61,450	65,700	69,900

Selecting any of the buttons labeled "Explanation" will display detailed calculation steps for each of the various parameters.

NOTE: Maricopa County is part of the **Phoenix-Mesa-Scottsdale, AZ MSA**, so all information presented here applies to all of the **Phoenix-Mesa-Scottsdale, AZ MSA**. The **Phoenix-Mesa-Scottsdale, AZ MSA** contains the following areas: Maricopa County, AZ; and Pinal County, AZ.

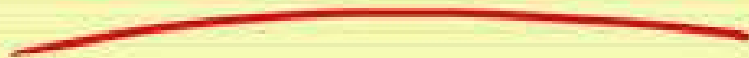
LOW/MOD OVERALL BENEFIT REQUIREMENT

- 70% of all CDBG expenditures must benefit low/mod persons
- If LMI targeting not met, HUD can require grant repayment

HUD →



ANY
QUESTIONS?



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